



**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
OFFICE OF THE ZONING ADMINISTRATOR**

January 7, 2022

**Via Emailed PDF**

Nuray Anahtar, AIA  
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**Re: 5927 3<sup>rd</sup> St. NW- 21-Z-PDRM-00162**

Dear Mrs. Anahtar,

This is to confirm the substance of the discussion with my staff at a Preliminary Design Review Meeting (PDRM) held virtually on July 26, 2021, to determine the applicable development standards to design a new addition/expansion project for this property.

**Zoning Data Summary:**

Zoning District:	R-1-B
Current Use:	Detached single family
Proposed Use:	Detached single-family
Square/Suffix/Lot:	3337/0806
Lot Area:	6,600 SqFt
FAR and GAR:	Floor Area Ratio and Green Area Ratio provisions do <u>not</u> apply to this zone.

**Project:**

Two additions are proposed to the current single family dwelling:

Front: A 26' wide x 9' deep, one-story front addition, with a new covered porch and new steps.

Rear: A two-story addition with a screened in porch and a deck on the first floor, and a new master bedroom on the second floor.

**Items Discussed:**

- A subdivision will be required to change the current A&T or Tax Lot #806 into a Record Lot.
- The current 39 foot lot width, although does not meet the minimum lot width standard of 50', is a lawful non-conforming condition as the lot predated the 2016 Zoning Regulations [see Section C-301.1.]

- For a building subject to a side yard requirement but which has an existing side yard less than eight feet (8 ft.) wide, an extension or addition may be made to the building; provided, that the width of the existing side yard shall not be decreased; and provided further, that the width of the existing side yard shall be a minimum of five feet (5 ft.), as per Section D-206.7. Here the North side yard addition will be at five (5) feet in the front, and 6 feet and 7 <sup>3</sup>/<sub>4</sub> inches at the rear; the South side yard will be at 6 feet and 9 1/2 inches, and therefore is in compliance with Section D-206.7.
- The maximum lot occupancy is 40%, and 29% is proposed from the 14.7% existing.
- Decks less than 4' high are not counted toward the lot occupancy, and they may project into the rear yard setback.
- If there is more than 10% increase to the existing lot coverage, a minimum of 50% pervious surface is required; 51.5% pervious area is proposed.
- Rear Yard will be in compliance as the rear addition will not encroach into the minimum 25 foot rear yard setback from the rear property line.
- Front Setback: Section D-305.1 requires the following:

A [front setback](#) shall be provided within the range of existing front setbacks of all residential [buildings](#) within an R-1 through R-3 [zone](#) on the same side of the [street](#) in the block where the building is proposed.

As we discussed, the **enclosed area** of the front addition containing conditioned space [excluding the roofed [but open on the sides] porch, must not be any closer that the existing front setback of the closest house on this side of the subject block fronting 3<sup>rd</sup> Street NW [between Peabody and Oglethorpe Streets and excluding the houses on the corners of those streets]

Accordingly, when you file the plans for a building permit, my office will approve drawings that are consistent with the information noted above.

Please feel free to contact me if you have any questions.

Sincerely, *Matthew Le Grant*  
Matthew Le Grant  
Zoning Administrator

Attachments: Proposed site and floor plans  
Rendered proposed elevations [four sides]

Zoning Technician: Jeannette Anderson

DISCLAIMER: This letter is issued in reliance upon, and therefore limited to, the questions asked, and the documents submitted in support of the request for a determination. The determinations reached in this letter are made based on the information supplied, and the laws, regulations, and policy in effect as of the date of this letter. Changes in the applicable laws, regulations, or policy, or new information or evidence, may result in a different determination. This letter is **NOT** a "final writing", as used in Section Y-302.5 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations), nor a final decision of the Zoning Administrator that may be appealed under Section Y-302.1 of the Zoning Regulations, but instead is an advisory statement of how the Zoning Administrator would rule on an application if reviewed as of the date of this letter based on the information submitted for the Zoning Administrator's review. Therefore this letter does **NOT** vest an application for zoning or other DCRA approval process (including any vesting provisions established under the Zoning Regulations unless specified otherwise therein), which may only occur as part of the review of an application submitted to DCRA.

File: Det Let re 5927 3<sup>rd</sup> St NW to Anahtar 1-7-22